



## Hirwaun, Ruthin LL15 1TB

### £230,000

Monopoly Buy Sell Rent is pleased to offer for sale 'Iwerddon' a semi-detached rural property set in an elevated position enjoying beautiful open countryside views, situated near the picturesque village of Llanbedr Dyffryn Clwyd with its Parish church, village hall, and 19th century Inn, and approx. three miles from Ruthin town with all its amenities. A substantial house with a gated driveway that has a large garage and a garden with elevated countryside views. With work, this property could be a fabulous forever home. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL!

- Semi Detached Rural Property
- Three Reception Rooms
- Large Garage & Storage Sheds
- No Onward Chain
- Freehold Property
- Three Double Bedrooms
- Conservatory with Views
- Elevated Garden with Countryside Views
- In Need of Renovation
- Council Tax Band E



## Porch

A timber door leads you to the brick-built porch with red quarry tiled floors, double-glazed windows, and a poly roof with a water tap and a wall light. A door leads you to the boiler room and a timber door leads you into the hallway.

## Hallway

An 'L' shaped hallway with a radiator, lights and doors leading to most rooms.

## Kitchen

Fitted with a range of wooden fronted base, wall and display units with laminate worktops, a stainless-steel sink, space for an electric oven with hood above, tiled splashbacks, and two timber framed double-glazed windows overlooking the front of the property. Fitted with carpeted flooring and space for a dining table.

## Sitting Room

A carpeted sitting room with an unused central decorative fireplace with a glazed door leading you to the staircase, and French doors opens into the conservatory.

## Lounge

A good-sized lounge with a stone-built feature fireplace having an electric fire, part wood panelled walls with alcoves, carpeted flooring, a radiator with a timber single glazed window overlooking the front of the property enjoying open countryside views with a deep sill and coved ceiling.

## Conservatory

A large conservatory situated at the front of the property enjoying a sunny aspect and outstanding views. The conservatory is brick built with double-glazed windows above and a polycarbonate roof with tiled flooring, wall lights and French double-glazed doors leading out to the front garden.

## Downstairs WC & Utility

Part quarry tiled flooring and part concrete flooring with WC having a privacy window overlooking the porch, consumer unit, space to put your washing machine with a wood effect worktop.

## Landing

Stairs lead up to this carpeted landing with lights, a hatch accessing the loft and doors leading to all rooms.

## Master Bedroom

A good-sized double bedroom with a built-in double wardrobe and a further built-in storage cupboard with radiator and a timber glazed window overlooking the front of the property enjoying stunning views of open countryside.

## Bedroom 2

A large double bedroom with carpeted flooring, a radiator, a barn door, and a small timber framed window overlooking the front of the property.





## Bathroom

A larger than average bathroom fitted with a four piece suite comprising a pedestal sink, WC, full-sized bath and a shower cubicle having tiled splashbacks, large built-in storage units a radiator, carpeted flooring and two timber framed windows overlooking the back of the property.

## Bedroom 3

A double bedroom with carpeted flooring having built-in wardrobes and a further built-in storage cupboard with a barn door, a radiator and a double-glazed timber framed window overlooking the front of the property with spectacular views of open countryside.

## Boiler Room

Having concrete flooring housing the oil boiler with storage cupboard, shelves, workbench with lights and power points.

## Courtyard

Iron gates open into this crazy paved courtyard allowing space for several vehicles to park with a large garage, a roofed storage area, a brick-built storage shed, raised flower borders, oil tank, and a door leading you to the porch.

## Front Garden

A stone archway with a wrought iron painted gated opens to this easily maintained raised front garden having steps, a paved patio area and slate chipping area with borders. A perfect place to sit and enjoy the spectacular views!

## Built Storage Shed

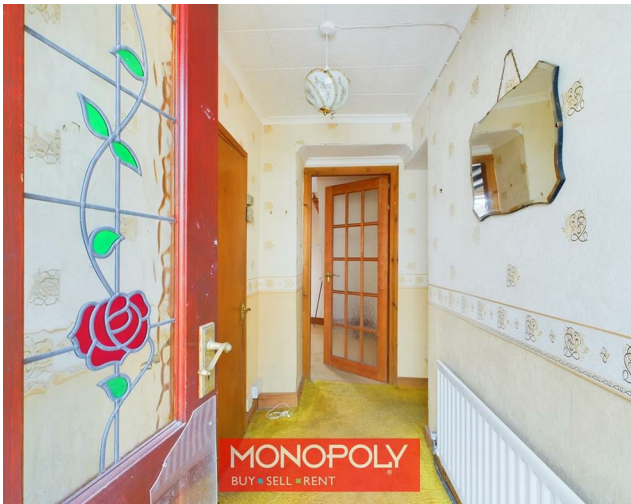
A built brick storage shed with a roof leans next to the property.

## Garage

A large garage with concrete flooring, shelving, and space in eaves for storage having barn doors, a window overlooking the side, lights and electric points.



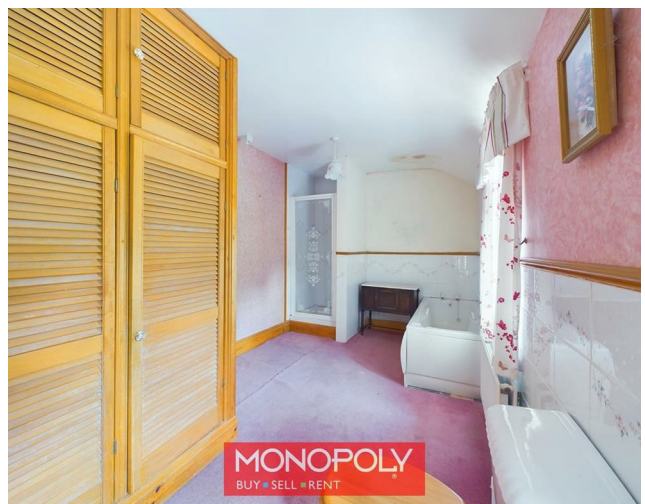
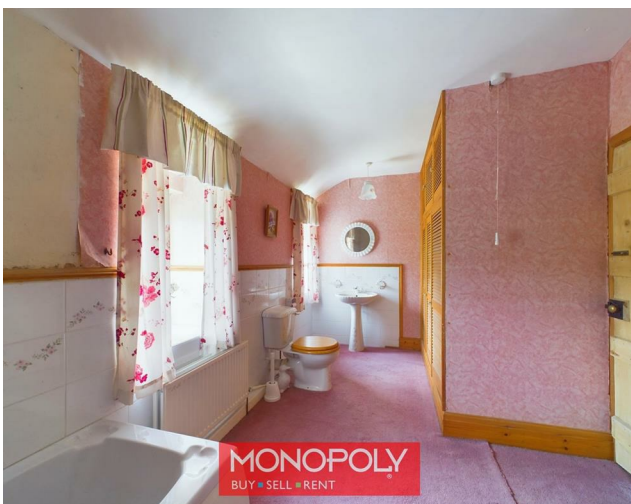




















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

